

# Preliminary Assessment Report

## Project 6378459, 13746 WAYNE PL N

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**Assessment Completed:** 8/30/2013

**Project Description:** Establish use as and construct single family residence with attached garage, and occupy, per plan. Standard Plan "To Catch A Thief" Established under #6356599. This project is Lot 15, part of the 26 house full subdivision #3005091 & CHPD #3004747.

**Primary Applicant:** [John Benavente](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

### Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Department of Planning and Development (DPD) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with DPD. **Please bring a copy of this report to your intake appointment.**

### Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

#### DPD Drainage Requirements

Kevin Donnelly, (206) 684-5051, [Kevin.Donnelly@seattle.gov](mailto:Kevin.Donnelly@seattle.gov)

#### DPD Land Use Requirements

Edgardo R Manlangit, (206) 684-5043, [Ed.Manlangit@Seattle.Gov](mailto:Ed.Manlangit@Seattle.Gov)

#### DPD Preapplication Site Visit Requirements

Douglas Thresher, (206) 233-3875, [Douglas.Thresher@seattle.gov](mailto:Douglas.Thresher@seattle.gov)

#### Seattle City Light Requirements

Ray Ramos, (206) 615-1193, [ray.ramos@seattle.gov](mailto:ray.ramos@seattle.gov)

#### Seattle Department of Transportation Requirements

Joel Prather, (206) 615-0772, [joel.prather@seattle.gov](mailto:joel.prather@seattle.gov)

#### Seattle Public Utilities Requirements

Steve Resnick, (206) 233-7234, [ResnicS@seattle.gov](mailto:ResnicS@seattle.gov)

#### Water Availability

P Kimani, (206) 684-5975, [Karen.Younge@Seattle.Gov](mailto:Karen.Younge@Seattle.Gov)

## Other Resources

- General questions about the permit process: Contact the DPD Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [DPD](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

## Requirements

### **DPD Drainage Requirements**

The following requirements are based on the current stormwater and side sewer codes.

#### **Existing Public Drainage Infrastructure**

Sanitary sewer main location: Wayne PI N (private)

Sanitary sewer main size: 8-inches

Storm drainage main location: Wayne PI N (private)

Storm drainage main size: 12-inches

#### **Drainage**

The drainage point of discharge (SMC 22.805.020) is located at: Other. Private storm drain

#### **Flow Control Compliance**

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. A completed [Construction Stormwater Control and Soil Amendment Standard Plan](#) is required.

Submit a [Standard Drainage Control Plan for Small Projects](#) including the [Green Stormwater Requirement Calculator](#).

For projects with 5,000 square feet or more of new plus replaced impervious surface, a comprehensive drainage control plan and construction stormwater control plan shall be prepared by a licensed engineer.

#### **Wastewater**

All homeowners and building owners in King County's service area whose home or building was newly connected to the King County sewer system on or after Feb. 1, 1990 must pay a [King County Capacity Charge](#).

#### **Permanent and Temporary Dewatering**

The footing drain (if part of building plan) point of discharge ([DPD DR 4-2011](#)) is located at the following:  
Other. Private storm drain

#### **Side Sewer**

Include the following note on the Drainage Control Plan: "The Contractor shall conduct verification testing of the side sewer, service drain or both to verify that they are connected to the proper system by using dye test, smoke test or CCTV. Before verification, the Contractor shall inform DPD and arrange for the DPD inspector to be on-site during verification testing. If the verification testing method is a dye test, the contractor shall contact the SPU Operations Response Center (ORC) at 206/386-1800 and the Dept. of Ecology 425/649-7229."  
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### **DPD Land Use Code Requirements**

#### **Street Requirements**

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

## WAYNE PL N

Pavement could be required to be installed or widened in the portion of right-of-way abutting this lot.

Curbs will be required to be installed in the portion of right-of-way abutting this lot.

A concrete sidewalk will be required to be installed in the portion of right-of-way abutting this lot.

Drainage may be required to be installed in the portion of right-of-way abutting this lot. Please contact SDOT for more information.

Grading to future ROW grade. See <http://www.seattle.gov/transportation/gradesheetintro.htm>

New structures must be designed to accommodate right-of-way improvements. To ensure that driveways and pedestrian access points are designed to match these future street improvements, please use the Building Grade Calculator, which can be found at <http://www.seattle.gov/transportation/gradesheetintro.htm>

The street abutting this lot will be required to be improved with a hard surfaced roadway at least 20 feet wide.

## **Pre-Application Site Visit (PASV) Requirements**

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

**Note:** Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

## **ECA Mapping Unit and Type**

Non-ECA

## **Earth Disturbance**

This field assessment found evidence of previous grading or unstable soils. Please provide a soils report. Groundwork for utilities

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

## **Existing ROW Conditions**

### **WAYNE PL N**

Street conditions:

Unimproved

Unopened

Visible pavement width is: Street not built

Curb conditions:

## **Tree Protection**

Existing trees appear to be shown accurately on the site plan

## **Construction Stormwater Control**

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual ([DR 16-2009, Volume 2](#)).

**Show the following on the [Construction Stormwater Control and Soil Amendment Standard Plan](#):**

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Place silt-trapping inserts in receiving catch basins located within 10 feet of construction entrance.

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or [online](http://web1.seattle.gov/DPD/InspectionRequest/default.aspx) at <http://web1.seattle.gov/DPD/InspectionRequest/default.aspx>.

## **Seattle City Light Requirements**

### **Street/Alley Requirements**

#### **WAYNE PL N**

Underground electrical facilities/conductors require separation from other utilities. Review SCL Construction Guideline U2-10/NDK-50, Electrical Conduit and Facilities in the Public Rights of Way (<http://www.seattle.gov/Light/engstd/>). Before digging, contact the Utilities Underground Location Center ("one-call") at (800) 424-5555 two business days in advance to locate and mark underground utilities, per state law (RCW 19.122). Electrical vaults, ductbanks, handholes & services will be underground along Wayne PI N.

### **Notes to Applicant**

For new service, an Application for Electrical Service must be submitted to Seattle City Light. Please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. The Electrical Service Representative should also be contacted to coordinate electrical details for temporary power during construction. Your Electrical Service Representative is: Jennifer Jones, 206-684-4975, [jennifer.jones@seattle.gov](mailto:jennifer.jones@seattle.gov). Be advised that it is the applicant's responsibility to seek guidance from SCL. Failure to contact SCL at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

## **SDOT Requirements**

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: [http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm). Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

### **SDOT Permitting Information**

SDOT Project No: 49768

Initial Review Deposit: \$2,500

SDOT Plan Requirements: Engineered plan

SDOT Permit Requirements: Group 3: Street Use Major (Type 45). A 60% complete street improvement plan (SIP) must be approved by SDOT prior to your DPD construction intake appointment. SIP Design Guidance is required for 60% complete SIP approval; apply early. Please visit SDOT's Street Use website at: [http://www.seattle.gov/transportation/stuse\\_sip.htm](http://www.seattle.gov/transportation/stuse_sip.htm) to obtain SDOT Client Assistance Memos (CAMs) and application materials to assist in developing your street improvement plan (SIP).

### **Other Requirements**

- The required street and utility improvements are currently under construction per SIP 49768.

## **SPU Requirements**

### **Water Availability**

Your water availability assessment has been approved.

For all multifamily, commercial, and industrial properties, the requirements for solid waste storage and pickup are outlined in SPU CAM 1301, available on the web at:

[http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos\\_004542.pdf](http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos_004542.pdf). For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, [Liz.Kain@seattle.gov](mailto:Liz.Kain@seattle.gov).

## **Other Requirements**

### **Other Requirements**

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD Tip 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to Tip 208 for information regarding the application requirements for a SEPA review and Tip 3000 for information regarding landmarks and historic preservation.

If the scope of your proposed project changes before your DPD intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our DPD intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, [Michale.Crooks@seattle.gov](mailto:Michale.Crooks@seattle.gov), or visit the [Licensing and Tax Administration Division website](#).